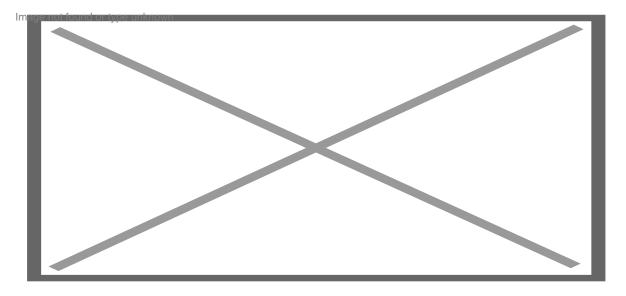


Tarrant Appraisal District Property Information | PDF Account Number: 42063726

Address: 8677 N BEACH ST

City: FORT WORTH Georeference: 1869M-A-6R2 Subdivision: BEACH-NORTH TARRANT TWO ADDN Neighborhood Code: Food Service General Latitude: 32.8985981731 Longitude: -97.2903855647 TAD Map: 2060-444 MAPSCO: TAR-036E





This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: BEACH-NORTH TARRANT TWO ADDN Block A Lot 6R2 PLAT D215133828

Jurisdictions:

| Site Number: 800007403 | | | | | | | |
|--|--|--|--|--|--|--|--|
| (Site) Name: GOLDEN CHICK | | | | | | | |
| (223) Cita Classe ECEsstEssel, Essed Comiss Esst Essed Destaurant | | | | | | | |
| Site Class: FSFastFood - Food Service-Fast Food Restaurant | | | | | | | |
| Parcels: 1 | | | | | | | |
| Primary Building Name: GOLDEN CHICK/42063726 | | | | | | | |
| Primary Building Type: Commercial | | | | | | | |
| Gross Building Area ⁺⁺⁺ : 1,672 | | | | | | | |
| Net Leasable Area ⁺⁺⁺ : 1,672 | | | | | | | |
| Agent: SOUTHWEST PROPERTY TAX (003 feercent Complete: 100% | | | | | | | |
| Land Sqft*: 44,955 | | | | | | | |
| Land Acres [*] : 1.0320 | | | | | | | |
| Pool: N | | | | | | | |
| | | | | | | | |

ranked in the following order: Recorded, Computed, System, Calculated.



Current Owner: LIGT LLC Primary Owner Address: 3195 FALCON RD PROSPER, TX 75078

Deed Date: 8/1/2022 Deed Volume: Deed Page: Instrument: D222192137

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-------------------|----------|-------------------|-------------|-----------|
| CUSTER COMMONS LP | 8/1/2015 | <u>D215144040</u> | | |

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. <u>Tarrant County Tax Office Account Information</u>.

| Year | Improvement Market | Land Market | Total Market | Total Appraised* |
|------|--------------------|-------------|--------------|------------------|
| 2025 | \$0 | \$0 | \$0 | \$0 |
| 2024 | \$658,166 | \$584,415 | \$1,242,581 | \$1,242,581 |
| 2023 | \$0 | \$575,000 | \$575,000 | \$575,000 |
| 2022 | \$0 | \$719,280 | \$719,280 | \$719,280 |
| 2021 | \$0 | \$719,280 | \$719,280 | \$719,280 |
| 2020 | \$0 | \$719,280 | \$719,280 | \$719,280 |

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

There are no exemptions for this property

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.